

Matthew Cordone Architect PLLC

DESIGN + PRESERVATION + PLANNING

30 August 2020

Ms. Valerie Monastra, AICP
Nelson Pope Voorhis
156 Route 59, Suite C6
Suffern, NY 10901

re: Site Plan Review - 243 Judson Road, Dobbs Ferry, NY

MCA: M01.21003

Dear Ms. Monastra:

The following are responses to the site plan review comments for the property at 243 Judson Avenue in Dobbs Ferry, NY, as provided in your memo dated July 29, 2021:

General and Procedural Comments:

1. SEQR. This application is categorized as a Type II action under SEQR because it consists of the “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools...”.
 - **Noted. SEQR was completed and submitted along with the Dobbs Ferry Planning Board application.**
2. Village Clerk Notification. Per Section 239 NN of the New York State General Municipal Law, this project will require notification to the Village Clerk of Hastings-On-Hudson as it is a site plan review and within 500 feet of the adjacent municipality. Notice shall be given by mail or electronic submission at least ten days prior to the public hearing(s).
 - **Notice was sent to the Village Clerk of Hastings-On-Hudson.**
3. County Planning Board Notification. This project will require a notification to the Westchester County Planning Board per section 239 M of the New York State General Municipal Law as it is a site plan review of less than 5,000 square feet within 500 feet of the Village of Hastings-On-Hudson.
 - **Notice was sent to the Westchester County Planning Board.**
4. Site Plan Approval. This application requires Site Plan approval by the Planning Board per Section 300-52, and a public hearing will be required.
 - **Noted. We are in the process of getting Site Plan Approval by the Dobbs Ferry Planning Board with public hearing.**

Matthew Cordone Architect PLLC

92 North Broadway – Irvington, NY – 10533

Telephone: 917 749 8071 – Email: mcordone@mcapllc.net

5. Zoning. The new addition does not increase the level of nonconformity to the northern side yard setback, as the proposed addition is built within the same building envelope as the northern portion of the existing structure.

- **Noted.**

6. Architectural and Historic Review Board. This application is in front of the Architectural and Historic Review Board and falls within the Residential Design Guidelines.

- **Noted. We are in the process of seeking approval by the Dobbs Ferry AHRB.**

7. Local Waterfront Revitalization Consistency. The Planning Board will need to make a consistency determination with the Village's LWRP per section 300-52 (D) as part of the final approval. The Applicant has provided a Coastal Consistency Form.

- **Noted.**

Site Plan Comments:

1. Lighting. Does the Applicant propose any exterior lighting on the addition? All lighting should comply with the residential standards of section 300-41 of the Zoning chapter.

- **Yes, proposed exterior lighting locations are shown on plan 1/A-130: Reflected Ceiling Plan – First Plan. We will note that the selected lights will comply with section 300-41 of the Zoning code, and we will present the lights to the AHRB.**

2. Trees. The Applicant should show on the site plan if any trees will be removed due to the proposed addition. There appear to be several mature trees located in the south side yard. Will the proposed project affect any of those trees?

- **No large trees will be removed to accommodate the proposed addition. All mature trees are located at a removed distance from the house and will be unaffected by the construction. If required, we can provide photographic evidence of the tree locations. Please see reference photos attached at the end of this memo.**

3. The Site Plan should show the limits of disturbance.

- **We will note the limits of disturbance on the final site plan.**

4. Grading and drainage. It is encouraged that the Applicant provide grading and drainage information on the Site Plan for review by the Village Engineer.

- **The area around the house is relatively flat, but we will show grading and drainage information on the revised plans. Please see reference photos attached at the end of this memo.**
5. Erosion and Sediment Control. The Applicant should provide topographic information and an erosion and sediment control plan for review by the Village Engineer.
- **The area around the house that will be disturbed by the new addition is relatively flat. At this time, we don't believe a topographic survey is necessary, unless the Village specifically requests one. As mentioned in the previous comment response, we will show grading and drainage information on the revised plans. Please see reference photos attached at the end of this memo.**

Kind Regards,

A handwritten signature in black ink, appearing to read 'Matthew Cordone', with a stylized, cursive script.

Matthew Cordone, AIA
Matthew Cordone Architect PLLC

Reference Photos of Property:



Front (West) Elevation



Side (South) Elevation



Rear (East) Elevation



Side (North) Elevation



Rear (East) Elevation – Alternate View



Rear (East) Elevation – Alternate View



MEMORANDUM

TO: Stephen Hunter, Chair and Members of the Village of Dobbs Ferry Planning Board

FROM: Valerie Monastra, AICP

RE: 243 Judson Avenue

DATE: July 29, 2021

CC: Ed Manley, Building Inspector
Anthony Oliveri, P.E., Village Engineer
Dan Pozin, Planning Board Attorney

Ruthie and Avi Ben-Zvi (the “Applicant”) are seeking Site Plan approval to construct an addition for a mudroom and second floor bedroom at a one-family residential dwelling. The property is located at 243 Judson Avenue, Section Block and Lot 3.171-151-17 (“Project Site”) and is located in the OF-4, One family Residential 4, zoning district.

General and Procedural Comments

1. SEQR. This application is categorized as a Type II action under SEQR because it consists of the “construction, expansion or placement of minor accessory/appurtenant residential structures, including garages, carports, patios, decks, swimming pools...”.
2. Village Clerk Notification. Per Section 239 NN of the New York State General Municipal Law, this project will require notification to the Village Clerk of Hastings-on-Hudson as it is a site plan review and within 500 feet of the adjacent municipality. Notice shall be given by mail or electronic submission at least ten days prior to the public hearing(s).
3. County Planning Board Notification. This project will require a notification to the Westchester County Planning Board per section 239 M of the New York State General Municipal Law as it is a site plan review of less than 5,000 square feet within 500 feet of the Village of Hastings-on-Hudson
4. Site Plan Approval. This application requires Site Plan approval by the Planning Board per Section 300-52, and a public hearing will be required.

5. Zoning. The new addition does not increase the level of nonconformity to the northern side yard setback, as the proposed addition is built within the same building envelope as the northern portion of the existing structure.
6. Architectural and Historic Review Board. This application is in front of the Architectural and Historic Review Board and falls within the Residential Design Guidelines.
7. Local Waterfront Revitalization Consistency. The Planning Board will need to make a consistency determination with the Village's LWRP per §300-52 (D) as part of the final approval. The Applicant has provided a Coastal Consistency Form.

Site Plan Comments

1. Lighting. Does the Applicant propose any exterior lighting on the addition? All lighting should comply with the residential standards of §300-41 of the Zoning chapter.
2. Trees. The Applicant should show on the site plan if any trees will be removed due to the proposed addition. There appear to be several mature trees located in the south side yard. Will the proposed project affect any of those trees?
3. The Site Plan should show the limits of disturbance.
4. Grading and Drainage. It is encouraged that the Applicant provide grading and drainage information on the Site Plan for review by the Village Engineer.
5. Erosion and Sediment Control. The Applicant should provide topographic information and an erosion and sediment control plan for review by the Village Engineer.

Submission Materials

The following materials were submitted by the Applicant and examined by our office for the preparation of this review:

- Site Plan by Matthew Cordone Architect PLLC dated February 22, 2021 and including the following sheets:
 - Title Sheet
 - Surveys
 - Site Plan
 - Demolition Plans and Notes
 - Construction Plans, Details, and Notes
 - Foundation and 1st Floor Framing Plans and Notes
 - 2nd Floor, Attic and Roof Framing Plans and Notes
 - Reflected Ceiling Plans, Details and Notes
 - Existing Exterior Elevations
 - Proposed Exterior Elevations
 - Building Sections
 - Construction Details
 - Door Schedule and Details

- Window Schedule and Details
- Planning Board application dated July 15, 2021
- Coastal Assessment Form dated July 14, 2021
- Short Environmental Assessment Form Part 1 undated